

156.0

0003

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

939,200 / 939,200

USE VALUE:

939,200 / 939,200

ASSESSED:

939,200 / 939,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
25		PARK CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WINKLER JOHN M-ETAL	
Owner 2: JAMESON DEBORAH L	
Owner 3:	

Street 1: 25 PARK CIRCLE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:

Street 1:
Twn/City:

St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,706 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 2397 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10706		Sq. Ft.	Site		0	80.	0.69	9									592,941						592,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10706.000	346,300		592,900	939,200		103774
							GIS Ref
							GIS Ref
							Insp Date
							09/10/18

Total Card	0.246	346,300		592,900	939,200	Entered Lot Size
Total Parcel	0.246	346,300		592,900	939,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	391.88	/Parcel: 391.8	Land Unit Type:

Parcel ID 156.0-0003-0001.B

!12218!

PRINT

Date	Time
12/11/20	02:19:30

LAST REV

Date	Time
09/12/18	14:17:01

apro

12218

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21378-466		8/1/1991		266,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2015	1665	Re-Roof	10,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
7/31/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
11/30/1999	Measured	268	PATRIOT
7/14/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average			SCUTTLE.. OF=SHOWER& 2ND SINK IN MBATH & BMT SINK.									
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating: Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	BrickorStone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 4	Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 3	Rating: Average												
Roof Struct: 3	Gambrel			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1921	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct:		Fact: .		Floor:				Totals RMS: 8 BRs: 4 Baths: 1 HB: 1									
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	Plaster			Functional:		%		Interior:		1	8	4	M				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	Typical			Special:		%		Kitchen:									
Prim Floors: 3	Hardwood			Override:		%		Baths:									
Sec Floors: 4	Carpet	25%		Total: 26.4		%		Plumbing:									
Bsmt Flr: 12	Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmt Gar: 1				Size Adj: 1.14257622				General:									
Electric: 3	Typical			Const Adj: 1.00719976				Totals									
Insulation: 2	Typical			Adj \$ / SQ: 143.850				1	8	4							
Int vs Ext: S				Other Features: 110000													
Heat Fuel: 1	Oil			Grade Factor: 1.00													
Heat Type: 5	Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1.00													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 470567													
% Com Wall		% Sprinkled:		Depreciation: 124230				Juris. Factor:		Before Depr:	143.85						
				Depreciated Total: 346337				Special Features: 0		Val/Su Net:	102.03						
								Final Total: 346300		Val/Su SzAd:	162.46						
MOBILE HOME				Make:													
				Model:													
				Serial #:													
				Year:													
				Color:													
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 156.0-0003-0001.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	FR	1970	0.00	T	49	101					
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																